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Your ref: 3/2026/0094
Our ref: 3/2026/0094/HDC/KW
Date: 13 March 2026

Location: Barns at Winckley Hall Farm Whalley Road Hurst Green BB7 9PN
Proposal: Proposed conversion of 2no. curtilage listed barns (Main Barn/Barn 2) to create 2no. dwellings and the re-building of a smaller stone barn (Barn 3) for ancillary use (re-built for safety/practicality).
Grid Ref: 370898 438399

Dear Maya Cullen

With regard to your consultation letter dated 18 February 2026, I have the following comments to make based on all the information provided by the applicant to date.

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed conversion of 2no. curtilage listed barns (Main Barn/Barn 2) to create 2no. dwellings and the re-building of a smaller stone barn (Barn 3) for ancillary use (re-built for safety/practicality) at Barns at Winckley Hall Farm, Whalley Road, Hurst Green.

The LHA are aware of the recent planning application for the site application reference 3/2024/0519, which was refused by the Local Planning Authority and dismissed at appeal under reference APP/T2350/W/24/3355255.

Site Access

The site will be accessed via an existing access on to Whalley Road which is classified as the B6243 with a national speed limit fronting the site access.

The access supports two-way movement onto the adopted network and serves a number of dwellings, agricultural holdings, and commercial sites. It is understood at approximately

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150m from the access, the access track forms into two separate tracks, one leads to the site and the other track leads to dwellings, agricultural land and commercial sites to the south. It should be noted that the access route forms Public Right of Ways FP0303044 and FP0303047.

Internal Layout

The LHA have reviewed drawing number PL 1 revision B titled Proposed Site Plan and are aware that site will create two dwellings and the re-building of a smaller stone barn (Barn 3) for ancillary use.

Barn 1, the main barn will be developed into a 4-bedroom dwelling, the main barn benefits from a carport on site that provides two off-street parking spaces. There is also seven car parking spaces to the south of the main barn that will also provide off street parking spaces. Barn 2 is proposed to be developed into a 3-bedroom dwelling and has 2 dedicated off-street parking spaces. It is understood that the cottage retains its own dedicated parking area outside the application boundary. As such, the LHA is of the opinion that the site has acceptable off-street parking provisions.

Public Right of Way

Please note that there are Public Rights of Way's, FP0303047, through the application site which must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

The applicant must be certain that they have private vehicular rights along this public path before driving on it either during construction or for subsequent access. Without private vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

Sustainability

The site shall enhance its sustainable transport options to actively encourage and support sustainable transport use. The development must include covered and secure cycle storage to ensure adequate parking provisions and to promote cycling as a sustainable mode of transport.

In addition, given the nature of the application, the development is expected to incorporate at least one electric vehicle (EV) charging point to further encourage sustainable travel choices. In line with Department for Transport (DfT) guidance on Electric Vehicle Charging in Residential and Non-Residential Buildings, charge points must deliver a minimum power output of 7 kW and be equipped with a universal socket capable of charging all types of electric vehicles.

Conditions

1. The development hereby permitted shall not be occupied or brought into use until the car parking and turning areas shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.

Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.

2. Prior to first occupation cycle storage provisions for the residential unit shall be submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

Reason: To promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

3. The surface water from the approved access should be collected within the site and drained to a suitable internal outfall. Prior to commencement of the development details of the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interest of highway safety to prevent water from discharging onto the public highway.

Informative notes:

- The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

Yours sincerely

Kate Walsh

Assistant Engineer

Highway Development Control

Highways and Transport

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